

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Tuesday, December 17, 2013 at 5:00 p.m. in the Showers City Hall, Kelly Conference Room, 401 North Morton Street, with President David Walter presiding

I. ROLL CALL

Commissioners Present: John West, David Walter, Elizabeth Kehoe

Commissioners Absent: Mike Gentile, Kelly Smith and Michael Szakaly

Staff Present: Lisa Abbott, Doris Sims, Christina Finley, Bob Woolford and Vickie Provine

Other (s) Present: Danise Alano-Martin, Susan Failey, Randy Cassady and Tammy Cassady

II. READING OF THE MINUTES – Elizabeth Kehoe pointed out a couple of typo's in the December 2, 2013 minutes. Also, David Walter pointed out his name was spelled as Walters instead of Walter. John West made a motion to accept the December 2, 2013 minutes as corrected. Elizabeth Kehoe seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Elizabeth Kehoe made a motion to accept the December 6, 2013 claims for \$576,653.20. John West seconded the motion. The board unanimously approved.

IV. UNFINISHED BUSINESS

RESOLUTION 13-35: Approval to award bid for the Eastside Neighborhood Association through the Neighborhood Improvement Program. This resolution was tabled from the last meeting. Woolford amended the resolution to reflect the amount of funds remaining for construction of the project, which is \$19,066. Woolford and Provine met with the neighborhood association to discuss items that could be deleted from the original proposal. The most important item the neighborhood wants to keep is landscaping. Based on the discussion with the neighborhood association a lump sum bid including four deletions was prepared. The deletions include hardscape on the Eastside, hardscape on Mitchell Street, some fencing and a sign. There was a pre-bid meeting on December 10th with three interested bidders. Two proposals were received. Designscape came in at \$23,748.38 and Reed and Sons came in at \$25,203.00. There wasn't enough funding to cover the overall bids. Therefore, after meeting with the neighborhood association again they agreed to the deletion of the Eastside hardscape. With the deletion, Designscape's bid is \$13,850.74 and Reed and Sons is \$15,100.00. We are asking that Designscape be awarded the bid project for \$13,850.74. The remaining money will be earmarked for landscaping which was already approved by the commission. West asked for a refresher of the project. Provine stated the Eastside Neighborhood requested a neighborhood improvement grant which would include a neighborhood sign and enhancing the walkway between Eastside and Mitchell with landscaping. The grant was awarded on May 10th 2013 by the RDC. The total amount awarded was for \$20,166.00. \$1,100 has already been used for design, leaving \$19,066 for construction. Abbott explained the only thing we are asking to have approved is the construction loan. Designscape Horticultural Services came in with the lowest bid.

John West made a motion to approve Resolution 13-35. Elizabeth Kehoe seconded the motion. The board unanimously approved.

V. NEW BUSINESS

RESOLUTION 13-39: Approval to engage Ice Miller for legal services for CTP. Susan Failey stated because this is such a complicated and important project we want to be absolutely sure that we have the best possible legal input available in the area for disposing of the building and dealing with agreements and documents. Margie Rice is leading the negotiations with Ice Miller and has done an outstanding job getting their proposal down to a level she feels comfortable with. They started out with a proposal of \$23,000 for RFP's for the Administration Building, the Dimension Mill/Kiln and the over all project. She has negotiated a very specific letter of engagement for starting this process. The first RFP will be for the Administration Building with an amount not to exceed \$13,000 for legal reviews. The Dimension Mill/Kiln building and the Master Developer will be separate RFP's. Each RFP will have an amount not to exceed \$5,000. Ice Miller will bill at an hourly rate with a 5% discount through 2014. The City legal department will do initial drafts and Ice Miller will review them and be available for questions as needed. The resolution also includes an amount not to exceed \$10,000 for limited consultations with Ice Miller on CTP related matters not included in the RFP. Those consultations will take place only on approval from Corporation Counsel. Walter asked how long the agreement is in force. There is not a time limit

but the discount goes through 2014 and rates would be renegotiated at that time. West asked about the scope of work. Failey explained that Gordon Hendry will be drafting the RFP's with the input of the City legal department and Ice Miller will be reviewing them before they go out. West asked if the \$10,000 cap is cumulative and not per event. It is cumulative. West asked about the timeline. The draft of the first RFP is almost done. Gordon Hendry completed a draft and it is undergoing internal review before being forwarded to Ice Miller. Elizabeth Kehoe made a motion to accept Resolution 13-39. John West seconded the motion. The board unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

CTP update. The 619 N. Morton project is moving ahead. Due to the environmental remediation needed we wanted to revise our original offer and renegotiate the purchase price. We shared the environmental assessment with the property owner and the person helping to negotiate the deal for them so there is a third party looking at the environmental assessment. Kehoe asked if they had a timeline to reply. There wasn't a deadline set; we have to wait for the third party to reply. We are now seeking bids for deconstruction of Warehouse B. There were 27 interested parties at the pre-bid meeting. There will probably be a couple of additional open houses. The bid opening will be on January 9th and hopefully we can bring the bid to the 2nd RDC meeting in January. Our timeline for the contractors is to have it done by May 7th. The Showers Administration RFP draft is nearly completed and we will hopefully bring it to the RDC in January. West asked to bring the draft to the first meeting and vote at a second meeting. Abbott stated we will bring a resolution to the first meeting and if the commission doesn't want to vote it can be tabled until the following meeting.

The Engineering and Planning staff met today to discuss the infrastructure phase, the draft of scope is coming along. West asked what the infrastructure included. It includes realigning 10th Street, alley improvements behind the Dimension Mill/Kiln and the Administration building and utility plans for streets and alleys. We are working through some concepts and it has not been sent to legal for review so it will probably be February before it goes to the commission. West asked if we have responded to the appropriate parties involved in the 11th street sewer line. Alano-Martin stated they have not yet but are working on it. The Showers Dimension Mill/ Kiln and the Master Developer will be the last RFPs. We are continuing to work with the consultant on the Brownfield Assessment Grant. The grant will include a city-wide inventory. We have given them areas of focus for commercial and economic redevelopment including all of the TIF areas. These are sites that we feel can possibly be Brownfields. They will investigate and see if there is any IDEM action or correspondence happening on those properties, which will give us a document that can be updated periodically and put onto our GIS system. The two priority sites for this grant are the Switchyard and CTP. West asked how much the EPA grant is for. It is a three year grant for \$200,000. If there are any funds left after the assessment, they can be used to develop a remediation plan if needed. However, the funds can not be used to actually do the remediation. The inventory could produce 30 or 40 potential sites.

VII. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

David Walter, President

Michael Gentile, Secretary

Date